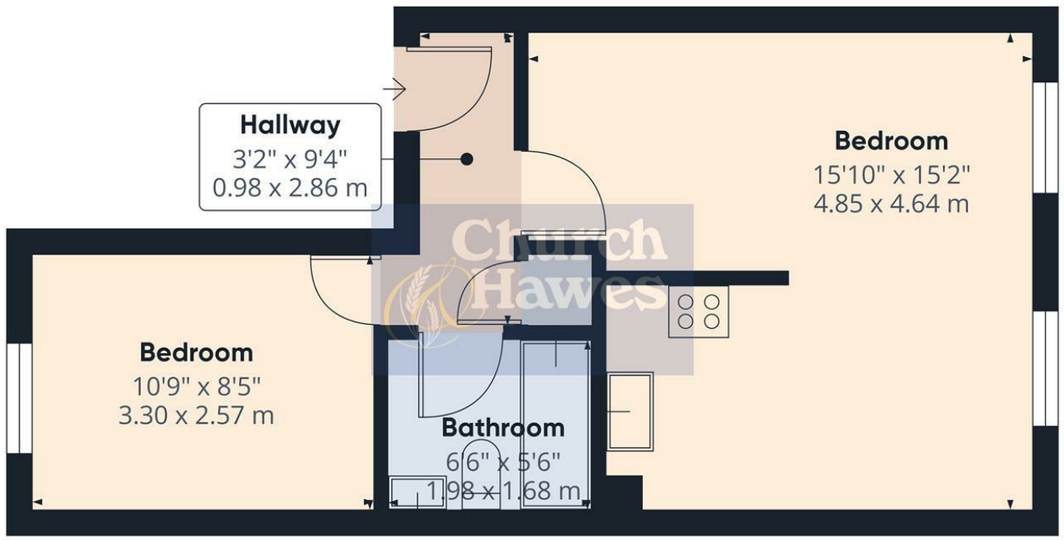

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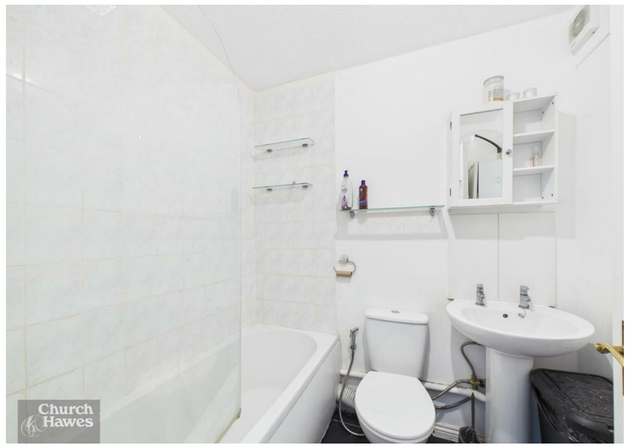
Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents







36 Tallow Gate, South Woodham Ferrers, CM3 5RX

Situated on the top floor, this well-presented one-bedroom apartment offers bright, modern living in a convenient and desirable location. Perfect for first-time buyers, professionals, or investors.
With external benefits including the car port and communal gardens, offering a great location with close proximity to the local town and amenities.
Tenure: Leasehold - EPC rating: D - Council tax band: B

£150,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

Lounge Area/Dining Space 49'2"'32'9" x 49'2"'6'6" (15'10 x 15'2)
Open place lounge/dining area with access to fitted kitchen and hallway. With double glazed windows.

Bedroom 32'9"'29'6" x 26'2"'16'4" (10'9 x 8'5)
Spacious double bedroom with fitted wardrobe and double glazed window.

Bathroom 26'2"'26'2" x 16'4"'16'4" (8'8 x 5'5)
Fully fitted bathroom with shower over bath, hand basin and WC,

Kitchen 19'8"'19'8" x 16'4"'19'8" (6'6 x 5'6)
Fully fitted kitchen with access to dining room.

Hallway 9'10"'6'6" x 29'6"'13'1" (3'2 x 9'4)
Hallway with access to bedroom, bathroom and lounge.

AGENTS NOTE
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- Top Floor
- Spacious Lounge/Diner
- Fitted Kitchen
- Car Port
- Communal Gardens
- Close To Local Shops & Amenities
- EPC Rating D
- Leasehold
- Council Tax Band B
- Ready To Move Into








COVERING MID ESSEX TO THE EAST COAST SINCE 1977